

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, February 8, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor
Aldermen Bird, Broome, Calder (10:50 a.m.), Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson.

ABSENT: Alderman Adams (Leave of Absence).

CLERK TO THE COUNCIL: R. Thompson.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

His Worship the Mayor acknowledged the presence in the Council Chamber of students from Eric Hamber Secondary School, under the direction of Mrs. Cannon.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Alderman Sweeney,
SECONDED by Alderman Linnell,

THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated February 1, 1972, be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Linnell,
SECONDED by Alderman Bird,

THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

REPORT REFERENCE AND UNFINISHED BUSINESS

1. 1972 Assessment Roll

Pursuant to previous instruction from Council, the Assessment Commissioner appeared, and reviewed his report, contained in the Board of Administration report, under date of January 21, 1972, '1972 Assessment Roll'; and commented on the effect of the 10% assessment increase restriction on the assessment roll for school purposes, referred to in the Board of Administration report of May 3, 1971.

(continued)

REPORT REFERENCE AND UNFINISHED BUSINESS (continued)

1972 Assessment Roll (continued)

AMENDED
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MOVED by Alderman Phillips,

THAT the Council appeal again to the Provincial government to eliminate the 10% limitation on assessments for school purposes, in respect of industrial, commercial, apartment, vacant, and residential lands which have been rezoned, and the Board of Administration be requested to prepare, for Council's information, a report similar to the Board report dated May 3, 1971, being a statement of the effect of government action in this matter.

FURTHER, THAT the U.B.C.M. be so informed, as well as its various member municipalities.

- CARRIED.

2. City Hall Renovations:
Second Floor Void

The Architect with respect to City Hall renovations appeared in explanation of the Board of Administration report (Building and Planning Matters), dated January 28, 1972, as follows:

"At the meeting of Council on December 14, 1971, at which time they approved proceeding with Part II of the City Hall renovations, a brief reference was made by the Architect, Mr. Ross Ritchie, to the possibility of filling in the void in the second floor east. There has been a suggestion that the matter should be reconsidered and the Architect has been asked to provide an estimate of all the additional costs that would be involved in such infill.

The City Building Inspector reports that the estimate of \$55,000 provided by the Architect refers to the infill proper but does not include an additional amount to allow for dropped ceilings and flush mounted lighting. To allow for this additional work, the Architect advises that an amount of \$18,000 is required. The total additional sum required is therefore \$73,000."

MOVED by Alderman Rankin,

THAT approval be given to this additional work, set out in the foregoing Board of Administration report, the additional estimated cost being \$73,000.

- CARRIED.

3. 38 Acres: Jericho
(Locarno Area)

Alderman Wilson reported that a Motion will be introduced in the House today, in Victoria, with respect to the Provincial government purchasing from the Federal government a 38-acre area of land, and road allowance, in the Locarno area; and proposed a motion of support be forwarded.

(continued)

REPORT REFERENCE AND UNFINISHED BUSINESS (continued)

38 Acres: Jericho
(locarno Area) - continued

MOVED by Alderman Wilson,

THAT the Vancouver City Council strongly supports the motion proposed by the Hon. Grace McCarthy, seconded by Dr. Pat McGeer, whereby the Provincial government will make an offer to the Dominion government to purchase the 38 acres and proposed road allowance retained by the Federal government in Locarno area; this property to be added to land now used for park and recreation.

FURTHER, THAT the Premier be complimented for this proposed government action.

- CARRIED.

COMMUNICATIONS OR PETITIONS

1. B. C. Hydro - Recent
Power Difficulty

MOVED by Alderman Bird,

THAT the communication from the Chairman of British Columbia Hydro and Power Authority, expressing appreciation for co-operation received during the recent power difficulty, be received for information.

- CARRIED.

2. Indigent Burials

It was agreed to defer consideration of this communication, pending the hearing of a delegation later this day.

3. Attendance: Urban Transportation
Meeting, C.F.M.M.

MOVED by Alderman Sweeney,

THAT, pursuant to the request from the Chairman of the Urban Transportation Committee, C.F.M.M., Ald. Wilson be authorized to attend a meeting of that Committee in Ottawa, on February 18, 1972.

- CARRIED.

4. Third Crossing of
Burrard Inlet

The Council noted the request from the Chairman, Citizens Co-ordinating Committee for Public Transit, to appear as a delegation during consideration of the Third Crossing of Burrard Inlet.

MOVED by Alderman Broome,

THAT this request be received.

- CARRIED.

MOVED by Alderman Rankin,
THAT the order of the Agenda of Council be varied, to
consider at this time the two Motions respecting the Third Crossing.

- CARRIED BY
THE REQUIRED MAJORITY.

MOTIONS

1. Third Crossing (Plebiscite)

At the last Council meeting held, Alderman Rankin submitted
a Notice of Motion, and today requested permission be granted to
change the motion. Permission was granted, and the motion, there-
fore, now appears as follows:

MOVED by Alderman Rankin,
THAT WHEREAS there has been considerable debate and discussion
on the question of a Third Crossing;

AND WHEREAS Mr. Rathie, Chairman of the Harbours Board and
Coordinator for the Third Crossing, has proposed that a plebiscite
be held on this issue;

THEREFORE BE IT RESOLVED THAT the City Council hold a plebiscite
and an evening meeting be held to discuss the form of the plebiscite
using the following guide lines;

- 1. that the plebiscite be held in each member municipality
of the Greater Vancouver Regional District, and
- 2. that all citizens, 19 years of age or over, be eligible
to vote.

- LOST

MOVED by Alderman Linnell,
THAT the foregoing motion by Alderman Rankin be tabled.

- LOST

The motion of Alderman Rankin was put, and a recorded vote was
requested. Therefore, the record is as follows:

FOR THE MOTION

AGAINST THE MOTION

Alderman Rankin
Alderman Phillips
Alderman Hardwick

His Worship the Mayor
Alderman Linnell
Alderman Broome
Alderman Sweeney
Alderman Wilson
Alderman Bird

The motion was declared - - - - - Lost.

MOTIONS (continued)

2. Third Crossing (Information Meeting)

At the last Council meeting, Alderman Hardwick submitted a Notice of Motion, and today requested permission be granted to change the motion. Permission was granted, and the motion, therefore, now appears as follows:

MOVED by Alderman Hardwick,
THAT Council hold an evening public meeting at which substantive information on the question of the Third Crossing of Burrard Inlet be presented by both the National Harbours Board consultants and spokesmen for professional planning and engineering groups who have professional views on the project as presently conceived.

- CARRIED.

MOVED by Alderman Wilson,
THAT the foregoing motion of Alderman Hardwick be referred to the next meeting of the Standing Committee on Transportation.

- LOST.

The motion of Alderman Hardwick was put, and a recorded vote requested. The record, therefore, is as follows:

<u>FOR THE MOTION</u>	<u>AGAINST THE MOTION</u>
Alderman Phillips	Alderman Bird
Alderman Calder	Alderman Sweeney
Alderman Hardwick	Alderman Wilson
Alderman Rankin	His Worship the Mayor.
Alderman Linnell	
Alderman Broome	

The motion was declared - - - - - Carried.

At approximately 11:00 a.m., a short recess was observed, followed by an 'In Camera' meeting. The Council reconvened, in open session, at approximately 11:30 a.m.; His Worship the Mayor in the Chair and the same members present.

COMMUNICATIONS OR PETITIONS (cont'd)

5. Laid Off Employees:
Engineering Department
(Union)

MOVED by Alderman Bird,

THAT the communication, dated February 8, 1972, from the Secretary of the Vancouver Civic Employees Union, withdrawing their request to appear before Council later this day on the subject of laid off outside employees of the Engineering Dept., be received for information.

- CARRIED.

6. License Fee
re Hotels

Alderman Broome filed with Council a letter, under date of February 2, 1972, received from the Minister of Municipal Affairs, expressing appreciation for a letter from the Deputy Mayor, Alderman Broome, commenting on the Brief submitted to the Minister by the B. C. Hotels Association on the license fee question.

MOVED by Alderman Broome,

THAT this communication be received.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS

- A. Board of Administration
General Report, February 4, 1972

Works and Utility Matters

MOVED by Alderman Linnell,

THAT the report of the Board of Administration (Works and Utility Matters), dated February 4, 1972, be adopted.

- CARRIED.

Social Service and
Health Matters

MOVED by Alderman Bird,

THAT the report of the Board of Administration (Social Service and Health Matters), dated February 4, 1972, be adopted.

- CARRIED.

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Board of Administration
General Report, February 4, 1972

Building and Planning Matters

It was agreed to defer consideration of the following
Clauses until later this day, when appropriate officials will be
present:

- Clause 2: Fire Exits - Medieval Inn -
52 Powell Street;

- Clause 8: Rezoning: S/S of Franklin Street
between Kaslo and Renfrew Streets
(Mr. L. G. Dirassar).

Rezoning: N/S of East 16th Avenue
between Watson and Sophia Streets
(Lentia Enterprises Ltd.)
(Clause 3)

MOVED by Alderman Broome,
THAT this Clause of the Board of Administration report
(Building and Planning Matters), dated February 4, 1972, be
adopted.

- CARRIED.

MOVED by Alderman Wilson,
THAT the Director of Planning be requested to report on the
advisability of rezoning the south side of 16th Avenue, between
Watson and Sophia Streets.

- CARRIED.

It was agreed to defer consideration of the following Clauses,
pending hearing of delegations, as requested:

- Clause 4: Rezoning: S/S of West 13th Avenue
between Laurel and Oak Streets
(Allan S. Taylor);

- Clause 10: Rezoning: N/W Corner of Victoria
Drive and 2nd Avenue (C. H. Taboury).

Balance of Building and
Planning Matters

MOVED by Alderman Broome,
THAT Clauses 1, 5, 6, 7 and 9 of the Board of Adminis-
tration report (Building and Planning Matters), dated February 4,
1972, be adopted; and Clause 11 be received for information.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Board of Administration
General Report, February 4, 1972 (cont'd)

Finance Matters

Federation of Russian
Canadians - Grant
(Clause 6)

In respect of this Clause, Council agreed to a delegation, as requested, but to be received by the Finance Committee when such grants are under consideration.

Appointment of Special
Committees - 1972
(Clause 7)

The Board of Administration submitted a group of Special Committees appointed in 1971, for Council consideration in respect of reappointment for 1972.

MOVED by Alderman Broome,

THAT the Special Committees set out in this clause be re-appointed.

- CARRIED BY THE
REQUIRED MAJORITY.

Balance of Finance Matters

MOVED by Alderman Broome,

THAT Clauses 1 to 5, of the Board of Administration report (Finance Matters), dated February 4, 1972, be adopted.

- CARRIED.

B. Personnel Matters,
Regular Report,
January 28, 1972

MOVED by Alderman Bird,

THAT the Board of Administration report (Personnel Matters), dated January 28, 1972, be adopted.

- CARRIED.

C. Property Matters

MOVED by Alderman Hardwick,

THAT the report of the Board of Administration (Property Matters), dated February 4, 1972, be adopted.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

D. Proposed Beautification
 West Broadway

The Board of Administration, under date of February 4, 1972, reported as follows:

"Your Board submits the report of the Director of Planning & Civic Development and the City Engineer dated January 21, 1972 respecting the proposed beautification of the 2600 to 3200 blocks West Broadway.

On July 28, 1970 Council adopted the recommendation of a report of July 24, 1970 that:

Council authorize the Director of Planning to proceed with feasibility studies for West Broadway, in conjunction with the area's owners and merchants, and to report back to Council on the nature of the project, including the use of Consultants for further detailed studies, maintenance and operating costs and proposed cost sharing.

The feasibility studies were completed in the summer of 1971 and presented to the West Broadway Merchants and Owners Committee. The Committee has now obtained adequate support for the project to proceed and have recommended a Design Consultant.

The Director of Planning & Civic Development and the City Engineer therefore recommend that:

- (1) Council authorize commencement of the design stage of the West Broadway beautification program and agree to provide \$5,000 as fifty per cent of the consultants' fees according to the established policy;
- (2) Council concur with the selection of Mr. A. W. Parker as Design Consultant for the West Broadway Beautification Project;
- (3) Council accept the Terms of Reference as set out in Appendix 2;
- (4) Following completion of the design stage, the Director of Planning & Civic Development and the City Engineer report further on the project; the report to include details of capital costs, cost sharing, maintenance and operating costs.

Your Board
RECOMMENDS that the report of the Director of Planning & Civic Development and the City Engineer be adopted."

MOVED by Alderman Broome,

THAT the recommendation of the Board of Administration, contained in the foregoing report, be adopted.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Grain Elevator:
2700 Block Wall Street

MOVED by Alderman Bird,

THAT the following communication from Alderman Broome, dated January 31, 1972, with respect to Grain Elevator, 2700 block Wall St., submitted on behalf of the Special Committee, be received:

"I am pleased to advise in regard to the above, Mr. W. G. Rathie, Resident Member of the National Harbours Board, has advised me that tenders were called to demolish the Grain Elevator. I understand that a contract in the amount of \$162,000 has been awarded and demolition should commence shortly.

I recommend that this Subcommittee be now discharged."

- CARRIED.

MOVED by Alderman Hardwick,

THAT the Director of Planning report back to Council on the matter of 'use' for this site.

- CARRIED.

F. Fire Defences -
Burrard Inlet

MOVED by Alderman Bird,

THAT the following report, dated January 31, 1972, by Alderman Broome, on behalf of the Special Committee re Fire Defences - Burrard Inlet, be received:

" Following a resolution of Council of January 11th as Deputy Mayor I delegated the following to meet with the Chairman of the Vancouver Port Authority on the above-mentioned matter:

Deputy Mayor (Alderman Broome)
Alderman Bird
Alderman Phillips
Commissioner Ryan

A meeting was held with Mr. W.G. Rathie in the office of the Port Authority, #2512, Board of Trade Tower on Friday, January 28th, 1972 at 11:15 a.m.

Mr. Rathie informed us that a subsidy to the Fire Boat could be justified when the City did not receive taxes on National Harbours Board property. However now that the National Harbours Board are paying full taxes, the subsidy could not be justified.

It was pointed out that the N.H.B. were not paying full taxes on piers resting on piles which were, in fact, constituting a fire hazard. He pointed out that it is the present policy to remove these piers as quickly as possible and to add further permanent piers as may be required.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)Fire Defences -
Burrard Inlet (cont'd)

Mr. Rathie agreed that the present payment for accommodation on National Harbours Board property for the Fire Boat and Staff was not justified and that this would be reduced to a nominal rental figure."

- CARRIED.

G. Laid Off Civic Employees

Pursuant to Council's instruction, the Board of Administration, under date of February 7, 1972, submitted the following report:

'On February 1, 1972 Council carried the following motion:

"That the Union be requested to make available to the City Engineer, a list of jobs which could be carried out now, for study, with a view to employing forthwith as many laid off men as possible, within the budget, and the City Engineer be requested to report to the next meeting of Council".

The City Engineer reports as follows:

"LAY OFF EXPERIENCE

The City of Vancouver periodically lays off outside workers throughout the year as work load fluctuates. Usually, large numbers of employees are not involved. Occasionally, temporary lay offs occur involving larger numbers of employees. This is usually due to frost conditions which preclude certain works being carried out. When winters are mild and there is little snow, most crews work throughout the winter since temperatures are not severe. When snow occurs these crews are used in snow clearing. Thus, it is usually possible to keep the crews working all winter. The main exception occurs when there is frost for a prolonged period and no snow, as is the case at present. The last occurrence of such conditions was two years ago when about 100 men were laid off.

Other municipalities are faced with the same problem, and lay offs are now in force in North Vancouver District, North Vancouver City, New Westminster and Surrey.

1972 LAY OFFS

On Friday, January 28, 1972 the Union was notified that a temporary lay off would be necessary on Monday, January 31st. At that time it was estimated that about 200 employees might be involved but that this could not be established definitely until after the week end.

On Monday, January 31st, 162 men were laid off. Of these, about 30 proved to be ill and still on payroll. Accordingly, the actual number laid off on Monday was 134.

On Tuesday, February 1st, this had been reduced to 109. In addition, arrangements had been made on Monday afternoon with Canada Manpower to permit use of laid off employees on local initiatives projects. It was expected that some 40 employees could be employed in the Park Board's initiative project. This was reported to Council.

By Friday, February 4th, the number laid off had been reduced to 48. This was possible because 10 additional employees were taken on the Park Board's initiative project, 6 employees went on Sanitation crews and another 6 employees were employed in a sewer initiative project. The remaining difference was accounted for by increasing crews for normal work. On Monday, February 7th, the number of employees laid off was 48.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)Laid Off Civic Employees
(continued)

During the last weekend, temperatures have risen appreciably and it is possible to carry out certain works which could not be carried out last week, including works on road shoulders, some concrete work, particularly forming, and increased work on bulkheads. Of the remaining 48 employees laid off, 33 have been instructed to report for work on February 8th. 15 probationary employees remain laid off. 50 men remain employed with the Park Board and it is expected that this will continue from one to two additional weeks. Since the most senior men were given these jobs as they became available, it will now be necessary to exchange certain of these with less senior men so that the more senior men can report back to their original jobs.

It should be noted that the above numbers of men laid off are out of a total of 275 outside employees in the Streets Branch and approximately 1,000 outside employees in the Engineering Department.

In a letter to the City Clerk on February 4th, 1972, the Union states that the Engineering Department exerted 'undue resistance to resolving this issue'. The above history clearly illustrates that this is not true and that every effort was made to keep the men usefully employed.

UNION LIST OF JOBS

On February 1st the Union provided the Engineering Department with a list of 'work needed' which had been referred to by the delegation to Council (see attached list). The locations listed were visited and defects were corrected as were other similar defects throughout the City. This was accomplished with the employees who had not been laid off. None of the defects on the list were found to be hazardous, and some had already been corrected previous to receipt of the list.

It will be noted that a large number of the defects on the list are potholes. Under frost conditions soil becomes frozen to a depth of a foot or so. When this occurs it is virtually impossible to repair these potholes permanently, since the fill material consisting of aggregate or cold-mix asphalt concrete will not stay in the pothole and is thrown out very soon after being placed. This is a wasteful procedure and is reserved only for potholes which could be hazardous to the public. For these, it is necessary to keep filling them even though the repair is extremely temporary. None of the potholes listed in the Union list were in this category.

The Engineering Department maintains an inventory of street conditions as shown in the attached streets inventory field card. Late in the fall this inventory is up-dated by street surveys, thus, the Department is aware of defects on the streets except for those formed very recently and even these are added to the inventory as complaints are received or as field crews find them. Maintenance work to correct these defects is planned in such a way that men can be employed throughout the winter. Accordingly, the lay off occurred not because of poor planning or lack of knowledge of street conditions but purely because it was impossible to keep the men employed doing useful work.

SUPERVISORY STAFF

The question has been raised as to proportionate lay offs of supervisory staff. In the Branch concerned there are six sub-foremen and 22 foremen. None of the sub-foremen, who are hourly workers, were laid off because they were senior to those employees that were laid off and lay offs occur in order of seniority. With regard to the foremen, these are on monthly salaries and in accordance with Clause 163 of the City Charter it

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Laid Off Civic Employees
(continued)

is City practice to give one month's notice, which is impractical to do on a temporary lay off. Sub-foremen, foremen and other supervisory positions fluctuate with work load nevertheless, and reductions have been made when necessary. Such increases or reductions are necessarily for longer periods than a temporary lay off of this nature."

Your Board submits the matter to Council for INFORMATION.'

MOVED by Alderman Phillips,
THAT this information be received.

- CARRIED.

H. Strathcona Rehabilitation Project -
Site Office, 636 Hawks Avenue

The Board of Administration, under date of February 4, 1972, reported as follows:

' The Director of Planning and Civic Development and the Supervisor of Property and Insurance report as follows:

"After research in the Strathcona area, suitable premises in good condition for a site office have been located in a house at 636 Hawks Avenue.

The formal Agreement for the Strathcona Rehabilitation Project has now been signed by all parties. The Strathcona Rehabilitation Committee, comprising officials of C.M.H.C., the Provincial Government, the City and SPOTA, agreed at their meeting of December 15th, 1971 that negotiations be carried out by the Project Co-ordinator for the use of the building at 636 Hawks Avenue. A Development Permit has been obtained for using the building as a site office for the Project.

It was proposed that the above premises be leased for a fixed term with an option to renew but it has been found on further investigation that the property is part of an estate in probate and to avoid any legal complications it is desirable to enter into a month-to-month lease pending finalization of the status of the property. When the title is cleared, it is proposed to make a further report to Council regarding a term lease.

There will be no structural alterations required to make the premises suitable for a site office and it is proposed that the City (on behalf of the Partnership) enter into a lease for the premises at 636 Hawks Avenue for the Strathcona Rehabilitation Project site office, subject to the following conditions:

1. Rent to be \$150 per month.
2. The City, as a member of the Partnership, to be responsible for heat and light and performing maintenance jobs of a minor nature.
3. The Landlord to be responsible for major repairs, all taxes and the cost of providing water,

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Strathcona Rehabilitation Project -
Site Office (continued)

In consideration of the accommodation this property will provide, these terms and conditions are fair and reasonable. Therefore, it is RECOMMENDED that a monthly lease be entered into, effective February 1st, 1972, on the foregoing basis with an agreement drawn to the satisfaction of the Corporation Counsel."

Your Board RECOMMENDS that the joint report of the Director of Planning and Civic Development and the Supervisor of Property and Insurance be approved.'

MOVED by Alderman Broome,

THAT the recommendation of the Board of Administration, contained in the foregoing report, be approved.

- CARRIED.

The Council recessed at approximately 12:00 noon, to reconvene in open session at approximately 2:00 p.m.

The Council, still in Committee of the Whole, reconvened in the Council Chamber at approximately 2:00 P.M., His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Bird, Broome, Hardwick, Linnell,
Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Adams (Leave of Absence)
Alderman Calder

DELEGATIONS AND COMMUNICATIONS (cont'd)

Indigent Burials

On January 11, 1972, the Council instructed competitive bids be sought in respect of contract for indigent burials.

Mr. W.S. Owen, Q.C., on behalf of Vancouver funeral directors, appeared and submitted a brief requesting the former practice be reinstated whereby indigent burials will be rotated among the Vancouver group of funeral homes.

MOVED by Ald. Sweeney,

THAT the resolution of Council of January 11, 1972, adopting recommendations respecting preparation of contract information and seeking competitive bids for this service, be rescinded.

- CARRIED BY THE
REQUIRED MAJORITY

cont'd....

DELEGATIONS AND COMMUNICATIONS (cont'd)

Indigent Burials (cont'd)

MOVED by Ald. Wilson,

THAT this whole matter be referred to the Board of Administration to negotiate with the Vancouver funeral directors, the details, including the cost to the City, to provide the service of handling indigent burials.

(amended)

MOVED by Ald. Hardwick, in amendment,

THAT the following words be added to the motion of Alderman Wilson:

'for a set term period of three years'

- CARRIED

The motion, as amended and reading as follows, was CARRIED:

"THAT this whole matter be referred to the Board of Administration to negotiate with the Vancouver funeral directors, the details, including the cost to the City, to provide the service of handling indigent burials, for a set term period of three years".

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters

Further consideration was given to Clauses 2 and 8 on the following subjects, as contained in Board of Administration report (Building and Planning matters), dated February 4, 1972:

Fire Exits:

Medieval Inn, 52 Powell Street (Clause 2)

Rezoning: S/S Franklin Street between

Kaslo and Renfrew Streets (Clause 8)

MOVED by Ald. Broome,

THAT Clauses 2 and 8 of the report of the Board of Administration (Building and Planning matters), dated February 4, 1972, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,

THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Broome,

SECONDED by Ald. Hardwick,

THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

BY-LAW TO AMEND BY-LAW No. 2849,
BEING THE STREET AND TRAFFIC BY-LAW

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,

THAT leave be given to introduce a By-law to amend By-law No. 2849, being the Street and Traffic By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,

THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,

THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Linnell,

THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,

THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,

THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Closing and Stopping up Portion of
Lane South of 8th Avenue, West of
Birch Street

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,

THAT WHEREAS:

1. The City of Vancouver is the Owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. The lane dedicated by the deposit of Plan 6338 is surplus to the City's highway requirements;
3. The Owner of the abutting lands wishes to acquire the said portion of lane;

cont'd...

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MOTIONS (cont'd)

Closing and Stopping up Portion of
Lane (cont'd)

THEREFORE BE IT RESOLVED that all that portion of lane dedicated by the deposit of Plan 6338, adjacent to Lots "A" and "B" of Lot 5, Block 332, District Lot 526, Group 1, New Westminster District, Plan 6338, be closed, stopped up and conveyed to the Owner of said Lots "A" and "B", and

BE IT FURTHER RESOLVED that the said closed lane be consolidated with the abutting lands owned by the Owner of said Lots "A" and "B"

- CARRIED

2. Closing and Stopping up Surplus Portion
of Highway, N/S of Powell Street East
of Jackson Street

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. The South 7 feet of Lots 17, 18 and 19, Block 42, District Lot 196, Group 1, New Westminster District, Plan 196, has been established for highway purposes;
3. The said 7 feet so established is now surplus to the City's highways requirements;
4. The abutting owner wishes to acquire this surplus portion of highway;

THEREFORE BE IT RESOLVED THAT the South 7 feet of Lots 17, 18 and 19, Block 42, District Lot 196, Group 1, New Westminster District, Plan 196, established for highway, be closed, stopped up and conveyed to the abutting owner; and

BE IT FURTHER RESOLVED that the said closed highway be added to the abutting lots.

- CARRIED

3. Development Proposals and Zoning:
Lower Slopes of Kitsilano

MOVED by Ald. Sweeney,
SECONDED by Ald. Wilson,

THAT Council instruct the Director of Planning and Civic Development to present a report reference to Council with regard to development proposals and zoning status of lower slopes of Kitsilano, from Cornwall to Third Avenue, and from Maple to Trafalgar.

- CARRIED

Regular Council, February 8, 1972 18

MOTIONS (cont'd)

4. 1972 Revenue Budget

MOVED by Ald. Phillips,
SECONDED by Ald. Broome,

THAT the Board of Administration and the Director of Finance be instructed to review, with Department Heads and Boards, the budget estimates submitted for the year 1972 in an endeavour to effect reductions as considered advisable; it being understood that the Board of Administration and Director of Finance are not to approve increases in standards of service or increases in staff, and subsequent thereto, a first revised report on the budget be submitted to the Council.

- CARRIED

5. Senior Citizens Home Owner Grant

MOVED by Ald. Phillips,
SECONDED by Ald. Sweeney,

THAT WHEREAS the Provincial Government has recognized the problems of older people on fixed incomes by making provision for a special senior citizens' grant;

AND WHEREAS there are many senior citizens living in rented accommodation because they cannot afford their own homes who are also hard hit by inflation;

AND WHEREAS the Province of Ontario has recognized the needs of both home owners and tenants over 65 in its aid program;

THEREFORE BE IT RESOLVED that Vancouver City Council congratulate the Provincial Government on its plan to provide much needed assistance to home owners over 65 and request that the Provincial Government consider granting similar assistance to senior citizens who rent accommodation.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Karen Magnussen:
Silver Medal Award (Winter Olympics)

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,

THAT His Worship the Mayor be requested to take suitable action to recognize the recent honour accorded to Miss Karen Magnussen at the Winter Olympics being held in Japan, when she received a silver medal in the figure skating event.

- CARRIED

Alderman Bird -
Construction Work:
1550 Alberni Street

referred to complaints because of
after hours construction work at
1550 Alberni Street.

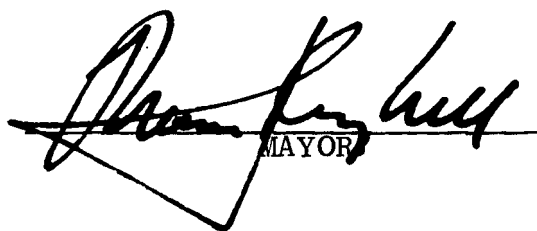
His Worship advised he was attending
to the matter.

Alderman Linnell -
School Budget:
Increased Costs

referred to increased costs in
respect of the School Budget and
expressed concern with regard to
the effect on the tax payers.

The Council adjourned at approximately 2:40 P.M.

The foregoing are Minutes of the Regular Council meeting dated February 8, 1972, adopted on February 15, 1972.


MAYOR


CITY CLERK

February 4th, 1972

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Servicing Area E - Champlain Heights

"The 1971 Sewers Capital Budget includes an allowance of \$200,000 for the sewerage of Area E of Champlain Heights. However, there has not yet been a decision on concept or street layout.

Since it appears that there will not be a detailed layout plan until Spring, the money set aside for sewer construction will not be required in the 1971 Budget year. In order to provide funds so that other work may proceed, it is necessary to transfer the balance of \$200,000 out of this account.

I RECOMMEND that \$200,000 be transferred from this account and distributed to Sewers Capital Accounts as follows:-

- | | | |
|-----|--|------------|
| (a) | 'Prior to Paving, Unallocated', Account Code 117/7903 | \$ 60,000 |
| (b) | 'Pollution Control, Unallocated, Account Code 117/7905 | \$140,000" |

Your Board RECOMMENDS that the foregoing be approved.

2. Sewer Separation on 68th Avenue, West of Manitoba Street

"As part of the program of sewer separation, a new sanitary sewer is required on 68th Avenue from Manitoba Street to a point 350 feet west.

The estimated cost of this work is \$18,000.

I RECOMMEND that \$18,000 be appropriated from the Account Code 117/7905, 'Provision Pollution Control', subject to approval of Item No. 1."

Your Board RECOMMENDS that the foregoing be approved.

3. Replacement of Water Main - 1971 Capital Budget

"In order to improve fire protection for Project 200 and in the area around the intersection of Cordova and Granville Streets, it is necessary to install a new water main on Granville Street from Hastings Street to Cordova Street.

The estimated cost for this work is \$15,000.

I RECOMMEND that the above-mentioned water main be installed and that \$15,000 be appropriated for this work from Account No. 127/7902, 'Short Notice Projects, Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

FOR COUNCIL ACTION SEE PAGE(S).....45

SOCIAL SERVICE AND HEALTH MATTERSRECOMMENDATION1. Group Trailer Parking : Evergreen Kennel Club

The Medical Health Officer reports as follows:

"An application has been received from the Evergreen Kennel Club for the parking of ten or more trailers and/or campers on the Pacific National Exhibition grounds on March 11 and 12, 1972.

This group consists of exhibitors in the Dog Show to be held in the Showmart Building of the Pacific National Exhibition.

Authority for allowing these arrangements is contained in By-law No. 3986, Section 3.(2) which reads as follows:

'The Council may, upon the recommendation of the Medical Health Officer, permit trailers and house-cars to be occupied as living or sleeping quarters in areas other than those within the boundaries of a trailer court for a specified period of time. Such permission shall not be granted in respect of individual trailer or house-car units but shall be limited to groups comprising ten or more of such units.'

Sanitary arrangements will be to the satisfaction of the Medical Health Officer."

Your Board RECOMMENDS that the application from the Evergreen Kennel Club for the parking of ten or more trailers and/or campers on the P.N.E. Grounds on March 11 and 12, 1972, be approved.

2. National Conference on Family Planning

The Medical Health Officer reports as follows:

"The Honourable John Munro recently announced that the Department of National Health & Welfare would be holding a National Conference on Family Planning in Ottawa, February 28th to March 2, 1972. The Chairman of the Conference Committee has invited me to attend this meeting and to accept responsibility as a discussion leader.

The City Health Department has co-operated actively with the Family Planning Association in the operation of family planning clinics in Vancouver. Vancouver City Council has authorized the use of health unit buildings for these clinics. More recently, the City Health Department has been associated with the United Community Services in a family planning project in the east side of the city. The nature of this project is of considerable original importance and preliminary results will be communicated to the conference.

Cont'd...

Clause #2 Continued

Currently in Vancouver problems of illegitimacy are increasing, with almost 40% of births to girls under 19 illegitimate, and 13.8% of the total births in Vancouver in 1971 illegitimate. Concern is being expressed about abortion procedures for large numbers of women as a primary method of birth control. This meeting appears to have been called to crystallize Canadian expert opinion in this area and presumably to make recommendations to Mr. Munro for any necessary National policy.

All expenses, including transportation, meals, etc., will be covered by the sponsors of this conference. Five days leave of absence with pay for the period February 28th to March 3rd, 1972 inclusive, is requested."

Your Board RECOMMENDS that the above report of the Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 45

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Telephone Installation
for Provincial Court

The City Engineer and the City Building Inspector report as follows:

"Barron & Strachan, Consulting Engineers, were engaged to make a study of the communication requirements for the Provincial Court Building. The study was extended to include the Public Safety Building because of the need for intercommunication between the two buildings and the proposed new Fire Department headquarters was also included because of the desirability of intercommunication with the Police Department.

The Consultant studied and reported on three alternates:

- A conventional system
- Centrex System #1 (similar to that which is the present City Hall system)
- No. 5 Centrex System

The advantages, and disadvantages of the respective systems and the monthly charges are set forth and there is no doubt in our minds that No. 5 Centrex System is the most desirable. A more detailed summary of the Consultant's report is attached as an Appendix to this report.

Normally a matter of this nature would be included in the report to Council after the tenders for construction of the building are opened. Bids for construction of the project are to be returned on Friday, February 25th, 1972, and the report will be submitted shortly thereafter. An order must be placed with the B.C. Telephone Company, however, as soon as possible so that the company will include the installation in their program. No capital outlay is required.

It is recommended that the City Engineer be authorized to place an order with the B.C. Telephone Company for installation of a No. 5 Centrex telephone system in the Provincial Court and Public Safety Building, the new Fire Department Headquarters to be included at a later date."

Your Board RECOMMENDS that the recommendation of the City Engineer and City Building Inspector be approved.

2. Fire Exits - Medieval Inn -
52 Powell Street

Reference is made to a letter dated May 17, 1971, from Medieval Inns Ltd. to City Council, regarding the provision of a second fire exit in the above mentioned building. The City Building Inspector reports as follows:

"A building permit was issued to Mr. John D. Jones, representing Medieval Inns Ltd. on December 4, 1970 to convert the basement and main floor into a restaurant from its previous use as a warehouse.

One of the requirements of this permit was to provide a fire exit corridor leading from the rear of the building to a new exit doorway on Powell Street. The reason for this requirement is that the existing rear exit discharges on to private property which is unacceptable as an 'approved open space' such as a street or lane under Section 3.14.1.(a) of the Building By-law.

When the building was inspected in February 1971, the restaurant was in operation but the exit corridor had not been installed. A letter requiring this and two other minor items to be completed

Continued.....

Clause 2 continued

within 30 days was sent to Mr. John D. Jones on February 24, 1971.

Since Medieval Inns Ltd. wished to use the space required for the exit corridor to provide room for additional tables, they proposed to enter into a registered agreement with the adjoining property owner allowing them access at all times across such adjoining property. The adjoining property owner, however, refused to enter into such agreement. If such agreement had been made satisfactory to the Corporation Counsel, the Building Inspector would have waived the requirement for the internal corridor.

The Building Inspector believes that the requirement of the By-law for a second means of exit is reasonable and that the requirement is met by the installation of the corridor.

It is therefore recommended that the letter from Medieval Inns Ltd. be received and the City Building Inspector be instructed to enforce the Building By-law, a copy of this report to be sent to Medieval Inns Ltd."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be adopted.

3. Rezoning: N/S of East 16th Avenue
between Watson and Sophia Streets
(Lentia Enterprises Ltd.)

The Director of Planning and Civic Development reports as follows:

"An application has been received from Lentia Enterprises, 1556 Graveley Street, requesting an amendment to the Zoning and Development By-law whereby Lots 16, subdivision C of 17 and 18, Block 97, D.L. 301, being the north side of East 16th Avenue between Watson and Sophia Streets, be rezoned from an RT-2 Two Family Dwelling District to an RM-3 Multiple Dwelling District.

The applicant states the purpose of his application is 'building an apartment with approximately 18 suites. At present both buildings are in a rather deplorable state, especially the latter (235 E. 16th) which is nearly beyond repair. As such it would be an asset to the area if these buildings could be torn down and in line with the surrounding area an apartment erected'.

The subject properties have a frontage of 94' and a depth of 122 and are currently occupied by 2 very old dwellings. Two lots to the west and abutting Watson Street are currently zoned C-2 Commercial with one lot containing a very old, dilapidated home and the lot immediately adjoining the subject property being developed with a commercial building with living quarters above.

Of the existing RM-3 Multiple zoned area lying east and west of Main Street and generally between 16th Avenue, the lane south of Broadway, the lane south of Kingsway, are predominantly developed with new apartment buildings; with both sides of 16th Avenue, between Ontario Street and the lane west of Main Street, zoned and developed mostly with multiple dwellings.

The Technical Planning Board on January 14, 1972 recommended that this application be APPROVED, and it is further recommended that on receipt of formal application to rezone the remaining lots of Block 97, located on the north side of 16th Avenue between Sophia Street and the subject properties, and Lots 3 to 11, Block 96, on the south side of 16th Avenue between Sophia Street and the commercial properties adjacent to Watson Street to an RM-3 Multiple Dwelling District, such applications would be favourably considered.

The Vancouver City Planning Commission on January 21, 1972 endorsed the Technical Planning Board's recommendation."

Your Board RECOMMENDS that the reports of the Technical Planning Board and the City Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

4. Rezoning: S/S of West 13th Avenue
between Laurel and Oak Streets
(Allan S. Taylor)

The Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. Allan S. Taylor, 5459 Heathdale Court, Burnaby, whereby Lots 3 to 10 inclusive, Block 436, D.L. 526, being the south side of West 13th Avenue between Laurel and Oak Streets would be rezoned from an RT-2 Two Family Dwelling District to an RM-3 Multiple Dwelling District.

The applicant states the purpose of his application is 'allowing the land to be used for the construction of apartments conforming to RM-3 zoning requirements'.

Attached to the application as Appendix I and II is a statement headed:

'We the undersigned, being the registered owners of the property which is described opposite our names hereby attach our names to an application to change the zoning on our property from RT-2 to RM-3.'

listing owners of the property joining in the application with Mr. Taylor.

The subject lots each have a width of 50' and a depth of 125' and are currently developed with older type dwellings.

On July 29, 1969, Lots 3-10 inclusive, Block 416, D.L. 526, situated on the south side of 12th Avenue were rezoned following a Public Hearing on July 10, 1969, after recommendations thereon from the Technical Planning Board and the Town Planning Commission. In recommending approval of the application, the Town Planning Commission requested that a study be made of the areas adjoining the above site with a view to extending the multiple dwelling district.

In August, 1971, there was a further application filed requesting rezoning of Lots 11 to 18 inclusive of Block 416, D.L. 526, situated on the north side of West 13th Avenue between Laurel and Oak Streets, to rezone the lands from an RT-2 Two Family Dwelling District to an RM-3 Multiple Dwelling District. The applicant was a Mr. L. Sherwood on behalf of 14 property owners. This application was recommended approved by the Technical Planning Board and the Town Planning Commission as the properties were bounded on the north and west by multiple-zoned properties and on the east by CD-1 zoning, which forms part of the General Hospital complex.

There was reluctance to extend the multiple zoning in this area, particularly any further to the south thereof, until a complete study of the multiple dwelling zones throughout the City was carried out.

This application was approved by Council following a Public Hearing on November 22, 1971, although to date no redevelopment has taken place.

On January 14, 1972, the Technical Planning Board recommended that this application be NOT APPROVED as it is considered no further extension to the multiple zoning in this area should take place until a study of the entire area lying to the south and east is completed, which will take some time.

The City Planning Commission on January 21, 1972, concurred in this recommendation."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

DELEGATION: Mr. Dennis Facer for Applicant

5. Rezoning: E/S of Victoria Drive
between 48th and 49th Avenues (Peter
Krause for Par Construction Ltd.)

The Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. Peter Krause of Park Construction, 3295 Fraser Street, requesting an amendment to the Zoning and Development By-law whereby Lots 83, 85, 86 amended, D.L. S½ of 723 and Lot A, Block 1, D.L. 724, being the east side of Victoria Drive between 48th and 49th Avenues, would be rezoned from an RT-2 Two Family Dwelling District to a C-2 Commercial District.

The applicant states the purpose of his application is "constructing a two-storey frame commercial building containing office and/or store space."

Lots 83, 85 and 86 amended each have a frontage of 49.4' and a depth of 118' and are currently occupied by dwellings. Lot A, Block 1, D.L. 724 has been added to the application by Mr. Krause with the agreement of the owner of the dwelling, Mr. G. Turner. Mr. Turner wishes to retain his home as he is desirous of raising his family at this particular location.

With the rezoning of these four lots, this then would have the effect of all lots fronting on Victoria Drive, between 48th and 49th Avenues, being zoned C-2 Commercial.

On August 27, 1970, at a Public Hearing, Lot B lying immediately south of the subject properties was rezoned from an RT-2 Two Family Dwelling District to a C-2 Commercial District and is now developed with a commercial building. The existing C-2 Commercial sites on both sides of Victoria Drive, north and south of 49th Avenue, are fully developed with commercial buildings.

The Technical Planning Board on January 14, 1972 recommended that the application be approved.

The Town Planning Commission on January 21st, 1972 endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the report of the Technical Planning Board and the City Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

6. Alteration to Service Station:
3504 - 3512 West 41st Avenue

The Director of Planning and Civic Development reports as follows:

"Chercover Engineering Limited have filed Development Permit Application No. 57462 to enclose a 15' x 30' portion of the existing building on this site and to use the total building for retail stores retaining the existing gasoline filling pumps. This site is located at the south west corner of West 41st Avenue and Collingwood Street and is located in a C-2 Commercial District.

"The gasoline service station policy as adopted by City Council in October of 1968 permits alterations to the existing gasoline service station located on this site.

"The existing building on this site previously contained a small convenience store and gasoline service station area.

"The Technical Planning Board and Town Planning Commission recommend that Development Permit Application No. 57462 be approved in accordance with the submitted application, such plans and information forming part thereof, thereby permitting the enclosure of a 15' x 30' portion of the existing building and to use the total building on this site for retail stores retaining the existing gasoline filling pumps, subject to the following conditions:

Clause 6 continued

1. Prior to the issuance of the Development Permit, revised drawings are to be first submitted to the satisfaction of the Director of Planning clearly indicating
 - (a) Details of all landscaping to be provided on the open portions of the site and
 - (b) The provision of three off-street parking facilities at the front of the retail store, these parking spaces being parallel to 41st Avenue and additional off-street parking spaces designated on the rear portion of the site, and
 - (c) Details of the screening to be provided and retained on the site.
2. All surfacing of the site is to be permanently maintained in accordance with the approved drawings.
3. All landscaping is to be provided on the site in accordance with the approved drawings within six (6) months from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.
4. The development is to be carried out and maintained in accordance with the requirements of Section 11(10) of the Zoning and Development By-law."

Your Board RECOMMENDS that Development Permit Application No. 57462 be approved in accordance with the recommendations of the Technical Planning Board and the City Planning Commission.

7. Rezoning: S/S of Alberni Street
between Thurlow & Burrard (Falcon
Developments Ltd.)

The Director of Planning & Civic Development reports as follows:

"An application has been received from Mr. S. Dong, Secretary, Falcon Developments Ltd., requesting an amendment to the Zoning and Development By-law, whereby Lots 14 except W. 22', 15 and 16, Block 4, D.L. 185, being the south side of Alberni Street between Thurlow and Burrard Streets, would be rezoned from a CM-1 Commercial District to a CM-2 Commercial District.

The applicant states the purpose of his application is "to consolidate our entire holdings to Burrard Street under one zoning to develop this site to its highest and best use. We require this zoning to establish the scope and feasibility of our plans for this specific area."

On request, the applicant submitted further information by way of a letter dated December 13, 1971, which states in part:

"This particular size of property lends itself to a building 30 to 40 storeys high, and we have been in negotiation with at least three very interested groups who are discussing the possibility of erecting a hotel or office building on this site. However, it is severely hampering our negotiations not to have the property under one zoning, and consequently, the reason for our application.

We have a tenant on the property, Tilden's, which will be occupying the site for approximately a year more. However, it is essential, to save costs, to be able to preplan and be able to be in a position to put our new development on this property as soon as the present tenant has left, and we can save six months to a year if we can get the zoning application approved at this time.,,

The subject lots would have a frontage of 176' on Alberni Street and a depth of 131'. The subject property is currently occupied, for the most part, as a parking lot. The owner's remaining lots, Lots A, B, C and D of Lots 17 and 18, Block 4, D.L. 185, are zoned CM-2 Commercial, front on Burrard Street, and are occupied by the Tilden Rent-A-Car and parking lot.

cont'd . . .

Clause 7 continued

The properties to the west of the subject sites, on the south side of Alberni to Bute Street, are zoned CM-1 Commercial, with both sides of Robson Street immediately to the south being zoned C-3 Commercial. Both sides of Georgia to the north from Burrard to Bute Street are zoned CM-2 Commercial.

On June 8, 1964, consideration was given to further extension in rounding out of the CM-2 zoning, at which time the CM-2 Commercial zoning was restricted generally in this area to approximately 132' west of Burrard Street, the same forming part of the downtown core.

The Technical Planning Board on January 14th, 1972 recommended that the decision in this application be deferred until such time as Council has received and considered the report from the Technical Planning Board, "Concepts for Downtown Vancouver", which is anticipated to be in the hands of Council by late March or early April.

The City Planning Commission on January 21st, 1972 endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the recommendation of the Technical Planning Board and the City Planning Commission be endorsed.

8. Rezoning: S/S of Franklin Street
between Kaslo and Renfrew Streets
(Mr. L. G. Dirassar)

The Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. Dirassar, of Dirassar, James, Jorgenson, Davis, Architects/Engineers, requesting an amendment to the Zoning and Development By-law whereby Lots 6, 7, 8, 12, 13, E½ and W½ of 14, 15 to 21 inclusive and Lots A & B, Block 50, T.H.S.L., and portion of lane, being the south side of Franklin Street between Kaslo and Renfrew Streets, would be rezoned from a C-2 Commercial and an RS-1 One Family District to a CD-1 Comprehensive Development District.

The applicant states that the purpose of his application is "constructing a 314 room hotel complete with banquet, dining, cocktail and tavern facilities, as well as ground floor retail on Hastings Street, all as indicated on the accompanying drawings."

These lands include all lots on the south side of Franklin Street between Kaslo and Renfrew Street and the lane north of Hastings Street, all of which are zoned RS-1 One Family Dwelling District, with the exception of Lots 12, 13, E½ and W½ of 14, which abut Renfrew Street and are zoned C-2 Commercial; and Lots 6, 7 and 8, now zoned C-2 Commercial, located on the north side of Hastings Street and currently occupied by the Horseshoe Restaurant. The remaining lots on Hastings Street, between Kaslo and Renfrew Street, are zoned C-2 Commercial and are occupied by a gasoline filling station and a car sales lot.

There have been two previous applications to rezone the subject lots to CD-1 Comprehensive Development District for a suburban-type hotel. The first application was not approved, but a subsequent amended application was approved by Council at a Public Hearing on September 12, 1968 subject to a number of conditions. These conditions were not met, and the 3 readings to the By-law were not given and now cannot be given as there is not now a quorum on City Council who heard the Public Hearing on September 12, 1968.

(The history of the rezoning applications is circulated for the information of Council.)

The plans submitted by Dirassar, James, Jorgenson, Davis, Architects and Engineers, indicate a similar form of development, including the same lots, plus a portion of the City East and West lane. The said sketch plans indicate the following (which have not been checked in detail by the Planning Department):

cont'd . . .

Clause 8 continued

1. The provision for off-street parking for 377 cars, approximately 300 of which will be underground.
2. The first floor contains a tavern of approximately 5,300 sq.ft., specialty restaurant of approximately 4,200 sq.ft., loading areas, storage, lunch room, ancillary facilities, etc.
3. The main floor on Hastings Street level consists of a dining room and cocktail lounge, retail stores, administrative offices, main lobby, coffee shop and main kitchen facilities.
4. The second floor from the Hastings Street level contains a ball room of approximately 5,000 sq.ft., with ancillary plumbing facilities, storage and four salons.
5. An 84' x 100' tower of 16 additional floors, containing 314 sleeping units.
6. One floor of mechanical equipment.

The developer also indicates the development would have a floor space ratio of 2.1. From the sketch plans submitted, the tower would be some 200' in height above the Renfrew Street elevation.

When the previous application was examined, it was considered a development on the said site, having a floor space ratio of 1.85 gross and 13 storeys in height was the maximum that should be permitted at this particular location.

The Technical Planning Board therefore on January 14, 1972, RECOMMENDED that the application be APPROVED and the uses be restricted to a hotel with customarily ancillary facilities, a small amount of retail and office space, restaurant, ancillary parking and loading facilities, and subject to the prior compliance by the owners to the following conditions:

1. The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Design Panel, such scheme of development to be similar to that submitted by the architects, Dirassar, James, Jorgenson, Davis, and marked - "Received - December 13, 1971" but the height not to exceed 13 storeys plus mechanical equipment, floor and the floor space ratio not to exceed 1.85 gross, but may exclude those areas underground used for off-street parking, off-street loading, boiler room and small ancillary storage areas.
2. Approval to be first obtained, after report thereon from the City Engineer, for the acquisition of a portion of the east-west City lane.
3. All lots, including the portion of the east-west lane, to be first consolidated into one parcel and so registered in the Land Registry Office.
4. A minimum 24' landscaped setback is to be maintained along the full length of Franklin Street, with no vehicular ingress or egress permitted and suitable planted areas being provided adjacent to Renfrew and Kaslo Streets, with suitable tree planting within the surfaced parking area.
5. No roof signs to be permitted and all other signs and advertisements to be to the approval of the Technical Planning Board.
6. Any lighting used to illuminate the off-street parking areas shall be so arranged that all direct rays are reflected on the parking areas and not on any adjacent residential properties.

cont'd . . .

Clause 8 continued

Further, that should the foregoing conditions not be complied with within 180 days of approval at Public Hearing to the rezoning, the approval contained in this resolution shall expire.

The City Planning Commission on January 21, 1972, endorsed this recommendation."

Your Board RECOMMENDS that the reports of the Technical Planning Board and City Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

9. Rezoning: N/S of East 41st Avenue
between Nanaimo and Clarendon Streets
(Standard Oil Company)

The Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. G. Houlden, Standard Oil Company of B.C., requesting an amendment to the Zoning and Development By-law whereby Lot 3, Block 14, D.L. 394, being the north side of East 41st Avenue between Nanaimo and Clarendon Streets, would be rezoned from an RS-1 One Family Dwelling District to a C-1 Commercial District.

The applicant states the purpose of his application is 'improving this presently owned lot and consolidating with our operating service station which occupies the adjoining lot and is numbered 2355 East 41st Avenue.'

HISTORY

In the Southeast Sector Commercial Report, which was adopted by Council on March 11, 1958, numerous undeveloped C-1 Commercial lots were rezoned back to RS-1. However the Standard Oil Co. had a service station on Lot 2, immediately to the west of the subject site, having a frontage of 78' on 41st Avenue, and in this report it was recommended that this property remain zoned C-1 Commercial.

In February, 1960, a request from the Standard Oil Company was considered to acquire a 27' strip (then part of Nanaimo Street), to be added to Lot 2; the same to be rezoned C-1 Commercial, giving a site of 100' frontage on 41st Avenue and a depth of 132'. In this same application was a request by Standard Oil for the rezoning of the subject property, at which time it was recommended that Lot 3 be not added to the service station site, as extension of C-1 Commercial zoning was counter to the Southeast Sector Report, approved in principle by Council, and could not be supported to establish further commercial development in the area. Lot 3 was deleted from the application and the 27' strip was approved and added to Lot 2.

Also at that time was a non-conforming grocery store located on the south side of 41st Avenue, east of Nanaimo Street (Lot 4, Block A, D.L. 720), which was subsequently rezoned on June 8, 1964, including the City-owned land, giving a total area of 8,424 square feet, and a new grocery store was built thereon.

Standard Oil has submitted a brief with their application and sketch plans, which indicate Lot 3 is to be developed primarily for off-street parking and better ingress and egress from 41st Avenue to the current site. Their brief states in part:

'BACKGROUND

We purchased the major portion of our present site in 1948 and added to it through the purchase of 27 feet of road allowance from the city in 1960 at which time we constructed our present service station.

LOCATION

The present improved area has a frontage of 100 feet on the north side of 41st Avenue and measures 153 feet on Nanaimo Street. Consolidation with the additional lot will increase the frontage on 41st Avenue to 150 feet, an area considered to be minimum for development of a modern 3-bay service station and to provide safe, easy access to such a station.

The area slopes to the west and to the north. The relocation of the easterly ingress will improve visibility.

cont'd . . .

Clause 9 continued

IMMEDIATE USE

Subject to the extension of the zoning it is our intention to consolidate the property and to improve the utility and appearance of the entire site. These improvements will consist of the following:

1. Paving of the additional area to provide much needed parking space.
2. Landscaping of the new easterly boundary, the rear property line and the southwest corner of the property.
3. The entire blacktopped area (old and new) is to be seal coated to provide a uniform appearance.
4. We intend to move the easterly sidewalk crossing to provide more space between crossing and thus improve access to the pump island.

FUTURE DEVELOPMENT

Since this station is only 10 years old it is not practical for us to consider complete redevelopment at this time. We anticipate that increased business will make such a project essential within the next 5 years. Our future plans are shown on the ground plan and in the elevation plans accompanying this application and they indicate the necessity for this proposed site enlargement. All of the improvements which we propose to make at this time fit into this plan and form the first step toward total redevelopment.

SAFETY

The bus stop is presently located immediately east of our easterly driveway and, in this location, it interferes with access to the service station and creates a very dangerous cross traffic situation. The improvements we are proposing would overcome this difficulty by moving the bus stop to the west between the driveways or to the more normal location on the far side of the intersection.

CONCLUSIONS

In conclusion we consider that the requested extension of our zoning will enable us to beautify and improve the appearance of this station. It will contribute greatly to the safe access to the station and will eliminate a potentially very dangerous conflict created by the location of the bus stop and it will provide the additional area required to accomplish these purposes as well as permitting an orderly redevelopment in the future.'

The Technical Planning Board on January 14th, 1972 recommended that the application be approved, subject to prior compliance by the owners with the following conditions:

1. That Lot 2A and Lot 3 be first consolidated into one parcel and so registered in the LandRegistry Office.
2. The detailed scheme of development to be first approved by City Council on reports by the Technical Planning Board and the Vancouver City Planning Commission, with the scheme of development to maintain a minimum of a 10' landscaped setback, to be provided along the easterly boundary adjacent to the single family dwelling, and shall include a suitably screened wall; at no time shall the development include a car wash.

Further, that should the foregoing conditions not be complied with within 180 days of approval at Public Hearing to the rezoning, the approval contained in this resolution shall expire.

The Town Planning Commission on January 21st, 1972 endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the reports of the Technical Planning Board and City Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

10. Rezoning: N/W Corner of Victoria
Drive and 2nd Avenue (C.H. Taboury)

The Director of Planning & Civic Development reports as follows:

"An application has been received from Cornell H. Tabour of 180 West 39th Avenue, requesting an amemdment to the Zoning and Development By-law whereby Lots 7 and 8, Subdivision B, Block 144, D.L. 264A, being the north-west corner of Victoria Drive and 2nd Avenue, would be rezoned from an RT-2 Two Family Dwelling District to a C-1 Commercial District.

The applicant states the purpose of his application is for a 'service station repair shop'.

The plans submitted with the application indicate a one storey addition, 28.5' x 49'9", for a work shop. The existing structure on the site is approximately 24' x 38'.

HISTORY

A similar application was filed by Mr. Taboury on January 9, 1970, and the following is a report from the Technical Planning Board and the City Planning Commission:

'The Director of Planning reports as follows:

"An application has been received from Mr. C. H. Taboury, 180 West 39th Avenue, requesting an amendment to the Zoning and Development By-law whereby the above-described property would be rezoned from an RT-2 Two Family Dwelling District to a Commercial District for the purpose of 'service station repair shop'.

The subject lots each have a frontage of 33' and a depth of 112.25' and have been occupied for many years with a gasoline service station (non-conforming use).

In 1963 the subject lots together with 2 lots immediately to the north, 2 lots on the north-west corner of 3rd and Victoria and eight lots on the west side of Victoria between 3rd and 4th Avenues, were rezoned from a C-2 Commercial District to an RM-3 Multiple Dwelling District leaving a very old gasoline service station as a non-conforming use.

At the same time, some eleven lots on the east side of Victoria lying between the lane north of 2nd Avenue and the lane south of 3rd Avenue were rezoned from a C-2 Commercial District to an RS-2 One Family Dwelling District again leaving three non-conforming uses, one at the south-east corner of 2nd and Victoria, one on the north-east corner of 3rd and Victoria and one on the south-east corner of 3rd and Victoria.

In 1965 the existing RM-3 zoning lying generally between Commercial and Victoria Drives, Broadway and Venables, was rezoned to RT-2 Two Family Dwelling District.

The applicant has submitted with his application a sketch plan indicating substantial additions to the existing service station building. The proposed additions are to be used as a work shop. They also will retain the two gas pumps on the Victoria Drive frontage of this site.

The sketch plans also indicate the inclusion of the lot immediately to the north (Lot 6) which is also currently zoned RT-2 Two Family Dwelling District and has a frontage of 33' and a depth of 105.25'.

The size of the additions as indicated on the sketch plans are 20' x 53'3" to the west of the existing building and 15' x 24' to the north of the existing building.

Clause 10 continued

Site visitations would indicate the existing building is being used for heavy automotive repair and parking of some large trucks and automobiles at the rear of the site.

The Technical Planning Board on February 20, 1970, RECOMMENDED that the application be not approved for the following reasons:

1. There has been no major change taken place in the area since this property and others were rezoned from C-2 Commercial District to RM-3 Multiple Dwelling District and ultimately to RT-2 Two Family Dwelling District.
2. There is ample C-2 Commercial zoned property on Commercial Drive which has not been fully developed.
3. Automotive repair is not considered a compatible use in this area which is generally surrounded by dwellings with the exception of the Fire Hall which is located on the south west corner of 2nd Avenue and Victoria Drive.

The Town Planning Commission on February 27, 1970, endorsed the recommendation of the Technical Planning Board.'

Following a Public Hearing on August 27, 1970, Council resolved that the application be not approved.

In discussions with the applicant, the Zoning Planner suggested that there was no major difference in this application to that considered by Council in August, 1970, nor was there any major change in the neighbourhood to warrant the rezoning of the property; nor would an automotive repair shop be permitted under the provisions of the Zoning and Development By-law in the C-1 Commercial District. The Zoning Planner further suggested to Mr. Taboury he may wish to submit an appeal to the Board of Variance for minor structural changes to the existing building (which is non-conforming), to upgrade its appearance, including site condition. Mr. Taboury, however, still wished to proceed with his application to rezone.

On January 14, 1972, the Technical Planning Board recommended that this application be NOT APPROVED, for the same reasons as set out in the Technical Planning Board report of March 3, 1970, namely:

1. There has been no major change taken place in the area since this property and others were rezoned from C-2 Commercial District to RM-3 Multiple Dwelling District and ultimately to RT-2 Two Family Dwelling District.
2. There is ample C-2 Commercial zoned property on Commercial Drive which has not been fully developed.
3. Automotive repair is not considered a compatible use in this area which is generally surrounded by dwellings with the exception of the Fire Hall which is located on the south west corner of 2nd Avenue and Victoria Drive, nor is an automotive repair shop permitted in a C-1 Commercial District.

The City Planning Commission on January 21st, 1972, concurred in this recommendation."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and the City Planning Commission.

DELEGATION REQUEST: Mr. C. Taboury

INFORMATION

11. 969 Jervis Street:
Complaint re Garage

On November 19, 1971, Mr. G.S. McLean of Sherwood Lodge Ltd., 985 Jervis Street, wrote to City Council complaining about a dilapidated garage and fence in the rear yard of 969 Jervis Street.

The Director of Permits & Licenses reports as follows:

"969 Jervis Street is a 1½ storey frame building which has been converted to multiple occupancy. The rear yard contains an old frame garage which, though structurally sound, has a poor exterior appearance.

As the complainant states, he has written to the Department of Permits & Licenses on this matter on two previous occasions. Each time inspections have been carried out and Mr. McLean advised of the results. In the first instance the owner of 969 Jervis Street stated that he would improve the exterior appearance of the accessory building, although no City bylaws were being contravened, because of the building's condition. Inspections following the second complaint in October 1971 showed that the owner had not improved the appearance of the building, but that the condition still did not warrant action under any City bylaw, including the Tidy Premises Bylaw, as several old garages of similar standard exist in this area.

Following the most recent complaint, further inspections were made and much the same results obtained. The owner was again asked to improve the general appearance of the accessory building and the fence. Some repairs have been carried out to the fence and minor repairs to the garage, i.e. replacement of several loose boards to prevent the building from being in an unsafe condition. The owner still declines to improve the exterior appearance. It is not felt that any further action can be taken under any City bylaws."

Your Board submits the above reports of the Director of Permits and Licenses for the INFORMATION of Council.

Clauses 1, 3, 5, 7, 9 and 11
" 4 and 10
FOR COUNCIL ACTION SEE PAGE(S) 46

Clause 2 and 8
FOR COUNCIL ACTION SEE PAGE(S) 54

Board of Administration, February 4, 1972 (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATIONS

1. Purchase of Western Weekly Reports

The Provincial Court Administrator reports as follows:

"District Judge Eckardt is attempting to build up a legal library for the members of the Provincial Courts in Vancouver. One of the most important elements of such a library are the various report services of decided cases - particularly those originating in Canada. One of the most important and useful series is the Western Weekly Reports reporting all significant decisions in the Western Provinces (B.C., Alberta, Saskatchewan and Manitoba). This report service originated in 1911 and it is getting difficult to find used volumes of the early part of this series. The Provincial Court in Vancouver now has an opportunity to purchase the complete 185 volumes of these reports from 1911 through to 1970 for the full price of \$1250.00, plus 5% provincial sales tax. This represents about \$6.75 per volume as against the new price of \$20.00 or more per volume. This series is a necessary element in the Judges' library and such an opportunity may not come along again for some time.

The cost of this series has been included in the Supplemental Estimates - Library for 1972.

RECOMMENDED

that the purchase of the Western Weekly Reports at an estimated cost of \$1,312.00 be approved and that the funds be provided in advance of the 1972 Budget approval.

Your Board RECOMMENDS the foregoing report of the Provincial Court Administrator be adopted.

2. Replacement of Electric Typewriter - Electrical Division

The City Engineer reports as follows:

"The 1972 Revenue Budget includes provision for the replacement of an Electric Typewriter, which is 10 years old. Replacement is recommended by the Purchasing Agent under the Typewriter Replacement Program.

The present Remington Electric Typewriter is now in need of repairs which would cost \$138.11. The Purchasing Agent has advised that in his opinion the present machine should not be repaired, but should be replaced.

I, therefore, recommend that the Remington Electric Typewriter, presently used by the Electrical Division, be replaced by a new electric machine, at an estimated cost of \$600.00, chargeable to Account No. 8061/4305 - New Office Equipment, and that such costs be approved in advance of 1972 Revenue Budget approval."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

Board of Administration, February 4, 1972 (FINANCE - 2)

RECOMMENDATIONS

3. Temporary Help - Clerk Typist II, Department of Social Planning & Community Development

The Director of Social Planning/Community Development and the Acting Director of Personnel Services reports as follows:

"The Department of SP/CD presently employs three Clerk-Stenographers for secretarial and clerical jobs. During the past couple of months it has been impossible for them to keep pace with the work assigned to them by Departmental staff.

The condition has arisen partly because of the development of new programs in the Department; e.g. Spring Street Project, local initiatives projects and research. Much secretarial assistance is required prior to their being properly staffed. As a result a backlog of work has accumulated and some priority clerical tasks are being neglected.

The Director of SP/CD and the Acting Director of Personnel Services recommend Council approval to employ a Clerk-Typist II in the Department of Social Planning/Community Development, as temporary help, for a period of one month and further recommend that Council approve authorization of the necessary funds for this purpose in advance of Council approval of the 1972 budget of the Department of SP/CD. The estimated additional cost including fringe benefits at 10% is \$438."

Your Board RECOMMENDS that Council approve the foregoing recommendations of the Director of SP/CD and the Acting Director of Personnel Services.

4. Investment Matters - (Various Funds) - December 1971

- (a) Security transactions during the month of December 1971
- (b) Summary of Securities held by the General and Capital Accounts as at December 31, 1971

(a)

GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Annual Yield</u>
<u>Bank Deposit Receipts Purchased for Redemption in December 1971</u>						
Dec. 6	Mercantile Bank of Can.	Dec. 13/71	\$1,000,795.89	\$1,000,000.00	7	4.15
13	Bank of Montreal	Dec. 31/71	501,055.34	500,000.00	18	4.28
16	Bank of Montreal	Dec. 17/71	500,044.52	500,000.00	1	3.25
17	Bank of B.C.	Dec. 31/71	500,791.10	500,000.00	14	4.125
20	Toronto Dominion Bank	Dec. 28/71	300,272.88	300,000.00	8	4.15
24	Bank of Montreal	Dec. 28/71	500,150.68	500,000.00	4	2.75
22	Bank of B.C.	Dec. 31/71	600,610.27	600,000.00	9	4.125
			<u>\$3,903,720.68</u>	<u>\$3,900,000.00</u>		
<u>Bank Deposit Receipts Purchased for Redemption in 1972</u>						
Dec. 1	Banque Can. Nationale	Feb. 29/72	\$ 505,856.16	\$ 500,000.00	90	4.75
2	Banque Can. Nationale	Feb. 28/72	809,258.08	800,000.00	88	4.80
3	Bank of B.C.	Feb. 29/72	404,590.47	400,000.00	88	4.76
13	Royal Bank of Can.	Jan. 31/72	503,054.11	500,000.00	49	4.55
13	Royal Bank of Can.	Feb. 29/72	2,019,745.75	2,000,000.00	78	4.62
13	Royal Bank of Can.	Feb. 16/72	504,131.51	500,000.00	65	4.64
22	Royal Bank of Can.	Feb. 25/72	705,908.77	700,000.00	65	4.74
			<u>\$5,452,544.85</u>	<u>\$5,400,000.00</u>		

Cont'd....

Board of Administration, February 4, 1972 (FINANCE - 3)

Clause No. 4 (cont'd.)

TRANSFER DEBT CHARGES EQUALIZATION FUND TO SINKING FUND
Transfer of B.C. Hydro & Power Authority 7% Parity Bonds
due September 1, 1975 from Debt Charges Equalization Fund
to Sinking Fund to Meet Portfolio Requirements

<u>Date</u>	<u>Type of Security</u> <u>Bonds Transferred</u>	<u>Maturity</u> <u>Date</u>	<u>Maturity</u> <u>Value</u>	<u>Price</u>	<u>Cost</u>	<u>Term</u> <u>Yrs/Mos</u>	<u>Annual</u> <u>Yield</u>
Dec. 31	B.C. Hydro & Power Auth. 7% Parity Bonds	Sept. 1/75	\$635,000.00	\$102.25	\$649,287.50	3/8	6.30

SINKING FUND TRANSACTIONS

<u>Date</u>	<u>Type of Security</u> <u>Bank Deposit Receipts Purchased</u>	<u>Maturity</u> <u>Date</u>	<u>Maturity</u> <u>Value</u>	<u>Cost</u>	<u>Term</u> <u>Days</u>	<u>Annual</u> <u>Yield</u>
Dec. 2	Bank of Montreal	Dec. 3/71	\$ 900,073.97	\$ 900,000.00	1	3.00
31	Toronto Dominion Bank	Mar. 15/72	1,110,058.22	1,100,000.00	75	4.45
			\$2,010,132.19	\$2,000,000.00		

TRANSFER CEMETERY PERPETUAL CARE TO SINKING FUND
Transfer of City of Vancouver 5 1/2% Debentures due
November 15, 1973 from the Cemetery Perpetual Care
Fund to Sinking Fund to meet Portfolio Requirements

<u>Date</u>	<u>Type of Security</u> <u>Debenture Transferred</u>	<u>Maturity</u> <u>Date</u>	<u>Maturity</u> <u>Value</u>	<u>Price</u>	<u>Cost</u>	<u>Term</u> <u>Yrs/Mos</u>	<u>Annual</u> <u>Yield</u>
Dec. 30	City of Vancouver 5 1/2%	Nov. 15/73	\$1,000.00	\$98.255	\$982.55	1/11	6.50

(b) GENERAL AND CAPITAL ACCOUNT ONLY

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cost or Book Value</u>
<u>Short Term</u>		
Deposit Receipts due 1972	\$20,876,208.78	\$20,600,000.00
<u>Medium Term</u>		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	\$200,000.00	\$200,305.59

RECOMMENDATION

Recommended by your Board that the report of the Director of Finance on Investment Matters (Various Funds) for December, 1971 be confirmed.

5. Employee Suggestion Plan Committee - Library Award

Your Board received the following report from the Employee Suggestion Plan Committee:

'Your Committee has received a letter from the Vancouver Public Library Board dated January 13th, 1972, recommending an aware of \$10.00 be made to Mrs. Charlene Dempsey for the suggestion to separate re-useable 4" x 9" manilla envelopes with vertical line to double their use, which suggestion has been adopted.

Continued....

Board of Administration, February 4, 1972 (FINANCE - 4)

Clause No. 5 (cont'd.)

It is therefore recommended by your Committee, that an award of \$10.00 be made to Mrs. Charlene Dempsey for her suggestion, funds for this award to be taken from Account No. 7090/905, set up for this purpose.'

Your Board RECOMMEND that the foregoing recommendation of the Employee Suggestion Plan Committee be adopted.

CONSIDERATIONS

6. Federation of Russian Canadians - Grant

The City Clerk reports as follows:

"A letter has been received from the Federation of Russian Canadians requesting to appear before Council to support a grant request with respect to the rebuilding of the Russian People's Home. The grant is for an unspecified amount to assist in a financial drive to raise \$50,000 which is the approximate estimate of damages done to the hall recently.

At the same time, the Organization is also seeking a grant equal to the rental of the Queen Elizabeth Theatre as it intends holding a benefit concert on the afternoon of April 23rd, 1972. The amount of the rental will be \$400.

Your Board notes that similar requests for use of the Theatre have been dealt with in the past as follows:

May 2/67	Russian Orthodox Society - Rental Queen Elizabeth Playhouse	\$125 approved
May 9/68	CKNW Orphans' Christmas Fund - Rental Queen Elizabeth Theatre	\$300 approved
Oct.22/68	Canadian Folk Society - Rental Queen Elizabeth Theatre	\$600 <u>not</u> approved

The foregoing requests for grants are submitted for the CONSIDERATION of Council.

DELEGATION REQUEST - FEDERATION OF RUSSIAN CANADIANS.

7. Appointment of Special Committees - 1972

Your Board, in consultation with the City Clerk has reviewed the matter of Special Committees and submits the re-appointment of the following Committees for the CONSIDERATION of Council:

- a) Remembrance Day Observance Committee
(Alderman Wilson and representatives of servicemens' organizations)
- b) Entertainment and Civic Recognition - with power to act
(City Clerk and Executive Assistant to Mayor)
(Note - Eight (8) affirmative votes required to approve)
- c) Locarno - Jericho Extension
(Alderman Phillips and Commissioner Livingstone)
Negotiations with Federal Government re ~~30~~ acres.
- d) R.C.M.P. - Jericho Site
(Alderman Broome)
This Committee of one was set up to negotiate with respect to the R.C.M.P. property at 3875 Point Grey Road.

Continued.....

Clause No. 7 (cont'd.)

- e) Multi-Service Care Facility
(Aldermen Linnell, Bird and Hardwick)
Committee appointed to discuss with certain Ministers of the Provincial Government, proposals with respect to financing and policies of multi-service care facility.
- f) In-Camera Meetings
(Aldermen Linnell, Phillips and Rankin)
- g) Private Hospital Claims
(Aldermen Wilson and Hardwick)
Appointed to discuss the subject matter with other municipalities and either in conjunction with the municipalities or alone, take the matter up with the Provincial Government.
- h) Bond Issues
(Alderman Adams, Board of Administration and Director of Finance)
Appointed to review bond issue offers.

FOR COUNCIL ACTION SEE PAGE(S) 47

BOARD OF ADMINISTRATIONPERSONNEL MATTERSREGULAR REPORTJANUARY 28, 1972RECOMMENDATION1. Salary and Classification Review - Two Positions, Works and Buildings Division, Board of Parks and Public Recreation

The Acting Director of Personnel Services reports as follows:

"At the request of the Supervisor of Works and Buildings Division, I have reviewed the duties and responsibilities of the position of Building Services Supervisor I.

This position was reviewed in 1970 and the Board of Administration on August 21st, 1970 approved my report recommending no change in salary or classification as the duties and responsibilities of this position were within the classification of Building Services Supervisor I.

However, the Superintendent of Parks now reports that "recent changes in operation and personnel in the Stanley Park Service Yard have necessitated reassignment of duties formerly undertaken by the Service Yard Supervisor." He advises that the position of Supervisor of Service Yard has been vacant for some time and therefore the responsibility of supervising a Foreman I in charge of the scavenging section was assigned to the Building Services Supervisor I.

The Superintendent of Parks also reports that there is no necessity to retain the position of Supervisor of Service Yard. I therefore recommend that this position be abolished.

The Foreman I position described above has been recently reviewed and the Board of Administration on January 3rd, 1972 approved my recommendation of no change in salary or classification for this position.

My recent review reveals that the incumbent performs administrative and supervisory work involving the responsibility for janitorial, custodial and minor maintenance work in moderately large Park Board buildings and subsidiary offices and facilities. In addition, he now supervises a Foreman I (Pay Grade 21) who is in charge of the scavenging section. An employee of this class hires, trains and supervises permanent and casual staff, investigates and recommends maintenance repairs and engages contractors for minor repairs as required. This work now exceeds the Building Services Supervisor I classification and accordingly I have prepared a new class specification of Building Services Supervisor - Park Board, No. 625-3 to accurately reflect the duties performed. This position is equitably rated internally at Pay Grade 23 (\$735-883) for a 40 hour week and I recommend that it be so classified effective July 1st, 1971.

This position will continue to be excluded from the bargaining unit.

The estimated recurring annual cost of this proposal determined by the increase in the final step in the pay range at 1971 (2nd half) rates and including fringe benefits at 23% will be \$723. The Comptroller of Accounts advises that the additional funds estimated at \$361. for six (6) months in 1971 and \$723 for 1972 will be provided for in the 1972 Park Board Budget.

This report has been discussed with the Superintendent of Parks who is in agreement."

Cont'd.....

Board of Administration, January 28, 1972 (PERSONNEL - 2)

REGULAR REPORT (continued)

Clause No. 1 (continued)

SUMMARY

<u>Incumbent</u>	<u>Present Classification</u>	<u>Proposed Classification</u>	<u>Effective Date</u>
A. Robinson	Building Services Supervisor I P.G. 20 (\$643-772) Plus 8% for longer hours	Building Services Supervisor - Park Board P.G. 23 (\$735-883) (\$843-883)* (For a 40 hr. week)	July 1/71
Vacant	Supervisor of Service Yard P.G. 26 (\$843-1013)	ABOLISH	When Adopted

* Effective range as per Regulation
160-1(a)

YOUR BOARD

RECOMMENDS that

- (1) The foregoing recommendations of the Acting Director of Personnel Services be adopted;
- (2) Class Specification No. 625-3 "Building Services Supervisor - Park Board" be approved;
- (3) Class Specification No. 1025 "Supervisor of Service Yard" be abolished.

FOR COUNCIL ACTION SEE PAGE(S) 47

BOARD OF ADMINISTRATIONPROPERTY MATTERSRECOMMENDATIONSFEBRUARY 4, 1972

1. Acquisition for Widening
1051 East 37th Avenue

The Supervisor of Property & Insurance reports as follows:

"On September 21st, 1971, City Council considered a report of the City Engineer regarding the question of the possible widening of 37th Avenue between Fraser Street and Inverness Street. It was resolved as follows:

- THAT (a) City-owned lots involved and advertised for sale, referred to in the Board of Administration report of June 8th 1971, be withdrawn from sale;
- (b) The City Engineer prepare plans and report back to Council with respect to the development of 50-foot street;
- (c) The required action be taken with regard to establishment of a building line on the north side of 37th Avenue affected;
- (d) The appropriate action be taken to sell off the balance of City-owned lots not required for the widening.

The foregoing resolution would indicate approval in principle by City Council of the acquisition of the properties which will be affected by the proposed building line. A further report as per (b) above is to be submitted by the City Engineer at an early date regarding the development of a 50-foot road allowance.

It is understood that the City Engineer will recommend that the Supervisor of Property & Insurance be authorized to commence negotiations immediately for the acquisition of private lands on the N/S of 37th Avenue and upon establishment of the required widening strips, the City Engineer will proceed with the relocation of pavements and curbs on the 50 ft. road allowance. Funds are to be provided for the foregoing in the 1972 Capital Programme.

It is noted that City Council on October 5th 1971 approved the Board of Administration report of October 1st, 1971 recommending acquisition of Lot 18, Block 12, D.L.s 668 to 670, known as 5332 Windsor Street for the future widening of 37th Avenue.

The owners of Lot 19, Block 12, D.L.s 668 to 670, known as 1051 East 37th Avenue, have made enquiry concerning the purchase of this property by the City. Said property will have to be acquired for the development of a 50-foot road allowance. These parties were opposed to the project and now wish to sell. Due to the aforesaid action of Council, it is unlikely that a buyer can be found.

These premises comprise a one-storey frame dwelling with a main floor area of approximately 1050 square feet, erected in 1964 on a lot 33' by 100', zoned RS-1. The dwelling contains 5 rooms, has a fireplace in the living room, built-in electric range and oven in the kitchen, 5 plumbing fixtures, patent shingle roof, stucco and stone exterior, concrete foundation and full basement, and is heated by an automatic gas-fired furnace. At the rear of the dwelling is an attached carport with sundeck over. This dwelling is in excellent condition.

(Continued)

Clause No. 1 (Continued)

Following negotiations with the owners, they have agreed to sell for the sum of \$30,000.00 as of January 31, 1972, subject to rent-free possession to March 31, 1972. This price is considered to be fair and equitable and is substantiated by an independent valuation. When the owners vacate, it is proposed to rent this property until removal of the dwelling is made necessary to facilitate development of the project.

It is suggested that, pending receipt of the City Engineer's report and the establishment of the widening of 37th Avenue as a Capital Project, property acquisitions be charged to the Land Purchase Fund for Future Civic Purposes.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$30,000.00 on the foregoing basis, chargeable to code #561/2902.

Your Board,

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted./

- 2. Lease Tender Parking Site, Ptns. Block 112, and 113, D.L. 541, within cloverleaf area, situated the North end Granville Bridge

The Supervisor of Property and Insurance reports as follows:

"On November 30th, 1971, City Council considered a report from the Supervisor of Property and Insurance respecting the results of a tender call for parking within the cloverleaf area situated at the North end of Granville Bridge.

Of the 5 bids received, that of Dominion Vancouver Motors Limited was in the amount of \$1,005.00 per month, and that of the Cecil Motor Hotel was in the amount of \$1,000.00 per month. These bids represented the best return to the City. After consideration of the report and the hearing of delegations from both Dominion Vancouver Motors and the Cecil Motor Hotel, Council instructed that the Supervisor of Property and Insurance negotiate with the two parties in an endeavour to arrange a mutually satisfactory lease. The Supervisor of Property and Insurance advises Council that successful negotiations have been concluded and that two separate leases will be drawn for use of the subject site on the basis of the attached sketch. Each party will pay a monthly rental of \$502.50 per month.

Both leases require that the City be named as an insured in the amount of not less than \$300,000.00, inclusive limits, both tenants are to share responsibilities for repair and maintenance of access to their sites.

The Dominion Vancouver Motors Limited lease also requires that they be responsible for the installation of approximately 40 feet of fencing to the satisfaction of the Supervisor of Property and Insurance.

Both leases are to commence from January 1st, 1972 and are to be for a term of 5 years, subject to a rental review at 2½ years, each lessee to bear all expenses except property taxes.

(Continued)

Board of Administration, February 4, 1972 . . . (PROPERTY MATTERS - 3)

Clause No. 2 (Continued)

RECOMMENDED that leases be drawn for Dominion Vancouver Motors Limited and Cecil Motor Hotel on the basis of the foregoing report to the satisfaction of Corporation Counsel and the Supervisor of Property and Insurance."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Acquisition for Replotting
S.E. Sector, 7115 Boundary Road

The Supervisor of Property and Insurance reports as follows:

"The Lot 26, Blocks 1 to 3, NE¹/₄ D.L. 335 is required for replotting purposes in connection with the expanded program of redevelopment in the S.E. Sector authorized by City Council on June 21st, 1968. This property is one of the last two remaining properties to be acquired in the area bounded by 54th Avenue, Boundary Road, S.E. Marine Drive and Kerr Street. The acquisition of this property will mean that the necessary preliminary work can proceed without interruption.

These premises comprise a 2 storey non-basement frame dwelling, with a main floor area of 816 sq. ft., erected in 1963 on a lot 62' x 374.93', zoned RS-1. The dwelling contains 3 rooms plus a den and storage area on the main floor, 3 rooms on the 2nd floor, 6 plumbing fixtures, part shake roof and part tar and gravel roof, stucco and wood siding exterior, concrete foundation and heat is supplied by an automatic gas-fired furnace. The dwelling, which is in good condition for age and type, also has an attached carport with sundeck. A landscape and nursery business is carried on at this site and accessory buildings include 4 greenhouses and 2 sheds of various sizes and conditions.

Following negotiations with the owners, they have agreed to sell for the sum of \$58,000.00 as of February 15th, 1972, subject to the owners retaining rent-free possession to April 30th, 1972 and thereafter, paying a rent of \$150.00 per month. Also the City is to purchase the unsold shrubs and plants, as of July 31st, 1972, at a wholesale price to be determined by a member of the Nursery Association and a qualified employee of the Board of Parks and Public Recreation. Arrangements are being made in this regard. This settlement price is considered to be realistic and is endorsed by the City Solicitor. The above rental will continue until vacant possession is obtained by the City, on July 31, 1972.

Prior to reaching settlement with the owners, as set out above, a final offer of \$55,000.00 was made as a precursor to obtaining authority to expropriate. With a view to avoiding expropriation proceedings, the owners, who had been asking \$65,000.00, submitted a counter-offer to sell at \$58,000.00 on the foregoing basis.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above-described property for the sum of \$58,000.00 on the foregoing basis chargeable to Code #4906/268."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

Board of Administration, February 4, 1972 . . . (PROPERTY MATTERS - 4)

4. Marine Insurance Coverage

The Supervisor of Property & Insurance reports as follows:

"The City's annual Marine Policy insuring the City Police and Fire boats, expires on February 20, 1972. The present insurance provides standard Marine, Hull, Machinery & Equipment coverage, Ship to Ship Collision and also contains a \$250.00 deductible clause on all four vessels. The present broker, H. A. Roberts Insurance Agencies Limited, have placed the existing cover with underwriters at Lloyds. The current annual premium is \$4,636.13 and was determined on the basis of values submitted by an independent appraisal in December, 1970.

Prior to calling for tenders to renew the Fleet coverage, Marine Surveyors of Western Canada were requested to re-appraise the value of the two larger vessels on the basis of current replacement value. This resulted in an approximate 31% increase in the insurable value of the vessels. On January 31, 1972, tenders were opened at a Board of Administration meeting in accordance with the standard procedures. Three quotations were received and all were on behalf of Underwriters at Lloyds, London. They are as follows:

(A) Macaulay Nicolls Maitland & Co. Ltd.	\$6,159.75
(B) Vancouver Holdings (B.C.) Limited	6,232.00
(C) H.A. Roberts Insurance Agencies Ltd.	6,232.21

The quotations have varied from past coverage inasmuch as the two fireboats will be subject to a \$500.00 deductible for each loss. The Supervisor of Property & Insurance has questioned the insurance industry with respect to the application of the higher deductible and has ascertained that primarily due to inflation, Lloyds Underwriters have deemed it necessary to apply larger deductible on risks of greater monetary value.

RECOMMENDED that low quotation (A) in the amount of \$6,159.75, submitted by Macaulay, Nicolls, Maitland & Co. Ltd. on behalf of Underwriters at Lloyds be accepted, and that the firm of Macaulay, Nicolls, Maitland be appointed to act as the City's Marine Broker for the term of the policy."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

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FOR COUNCIL ACTION SEE PAGE(S) 47